

Minutes of a meeting of Chelsham and Farleigh Parish Council held on 15th January 2024 in Farleigh Hall, Farleigh Court Road at 7.00pm

Present: Cllr Jan Moore (in the Chair)

Cllr Peter Cairns Cllr Neil Chambers Cllr Barbara Lincoln Cllr Jeremy Pursehouse
Cllr Alex Andrews (after item 5) Cllr Linda Fullerton-Batten (after item 5)

In attendance: Samantha Head (Clerk)

Cllr Anna Patel (TDC) (arrived at 7.20pm)

And 40 parishioners

The meeting commenced at 7.00pm

1. Apologies for absence

None - Parish Council. Apologies from Cllr Becky Rush (SCC) and Cllr Perry Chotai (TDC)

2. Declaration of Disclosable Pecuniary Interest by Councillors of personal pecuniary interests in matters on the agenda, the nature of any interests, and whether the member regards the interest to be prejudicial under the terms of the new Code of Conduct. Anyone with prejudicial interest must, unless an exemption applies, or a dispensation has been issues, withdraw from the meeting.

None

3. Public participation

A large number of residents were in attendance and were all there to express views and concerns regarding the proposed development of the land north of Chelsham Road.

- Save Warlingham Green Belt would be strongly opposed development on the site 'Land North of Chelsham Road'. It should be noted that both C&F PC and Warlingham PC objected to this site in the Local Plan.
- It should be noted that SCC's drive is to provide more care for people in their own homes, not in residential care homes.
- CIL is not applicable for care homes.
- It was queried why Cllr Pursehouse seemed to be in support of this potential development.
- Kennel Hall Farm was omitted from the Local Plan but at the presentation, Welbeck Land stated that they would look to get it included in any new Local Plan.
- The additional vehicle movements would be unsuitable for Chelsham Road and the surrounding road network, extending to the green which is already frequently gridlocked.
- Query that the majority of developments for new homes are being pushed to Warlingham which seems unfair. Infrastructure cannot support all these new households.
- This is Green Belt land - concerns regarding light and noise pollution.
- The proposal has vastly increased compared with what was put forward in the Local Plan.
- Will this be put on the agenda for Warlingham Parish Council (the land does sit in Warlingham parish)

- Why does TDC seem afraid to refuse permission for these huge developments in Warlingham?
- What could be done to oppose this proposal? Set up a working group?
- If all 3x District Councillors for Warlingham East and Chelsham & Farleigh put their weight behind opposing this proposal, surely that would help?

4. To approve and sign the minutes of the previous council meeting held on 4th December 2023

0129/0124 Members resolved that the minutes reflected a true and accurate record of the meeting held on 4th December 2023. They were duly signed by the Chair.

5. Co-option of new Parish Councillor(s)

Co-option of new Parish Councillor(s) - consider applications received and select a candidate(s) by majority vote.

The Chairman noted that the Parish Council were in a fortunate position as 3x applications had been received. These had been circulated by the Clerk and were now considered by members. All three candidates have attended several council meetings at which they have introduced themselves and answered questions. 2x of these applicants were present at the meeting. The Chairman invited members of the council to ask any further questions of the candidates.

0130/0124 The Chairman then proposed Alex Andrews be co-opted on to the Parish Council and it was resolved to accept this by unanimous vote (show of hands). Alex Andrews took his place at the council table and participated in the remainder of the meeting. The Chairman and others welcomed him to the Parish Council.

0131/0124 The Chairman then proposed Linda Fullerton-Batten be co-opted on to the Parish Council and it was resolved to accept this by unanimous vote (show of hands). Linda Fullerton-Batten took her place at the council table and participated in the remainder of the meeting. The Chairman and others welcomed her to the Parish Council.

6. Officer's report

- Pond - the works have been pushed back slightly due to the recent bad weather. Anticipated start date is now late February.

7. Matters arising (for information only)

- Church Lane - a tipper lorry has been seen dumping what appears to be building waste to make a road to plot 9. A farmer has put a log across to block the gate.
- A local resident had complained about a tree blocking Vanguard Way. SCC's Countryside Access Officer has now arranged for the tree to be cut back and will get the hedges trimmed next year.
- Highview - this is not a formal agenda item for this meeting but members of the PC will be having a meeting with TDC on Wednesday and will provide a full update at the February meeting.
- Anti-Social Behaviour - there have been multiple reports of children on quad bikes, e-scooters, etc. along Harrow Road, Ledgers Road and in 'Three Fields'. In addition, there are children causing damage to the pond and the area around it. The advice remains the same: report, report, report. The Parish Council is planning to invite the police to its February / March or April meeting.
- The PC has been asked by The Bull for permission to use the common for overflow parking on 19th January for Phil Parmenter's wake. The PC has, on this occasion, granted permission as an exception due to all the help Mr Parmenter gave the PC over the years. The PC also passed on its condolences to his family.

8. Reports:

a) County Councillor

Cllr Rush had sent her apologies and therefore there was no report. The Chairman noted that she had emailed Cllr Rush re the outline proposal for development on the land north of Chelsham Road. She had referred the PC back to the 3x District Cllrs for support. She agreed to get in touch with SCC officers regarding the proposal's access.

b) District Councillors

ii) Cllr Chotai had sent the following message: 1) the development of Narrow Lane The development off Narrow lane was vehemently rejected by the Planning Committee (with great weight from ALL Warlingham District Councillors whatever their political colour). 2) Regarding the development land north of Chelsham Road, generally, my feeling is that there is over development in Warlingham. I would like to see what the developers are planning.

i) Cllr Pursehouse - Planning - Michael Gove, MP has said that not one inch of Green Bet should be given up. However, the reality is that councils will have to provide land for housing. TDC has put out a call for brownfield sites. When the Local Plan is finally closed (TDC is still awaiting the formal reasons from the Inspector on why he found it unsound), the District Council will have to produce another local plan which means that all sites which had been put forward in the original HEELA will have to come back in for consideration.

iii) Cllr Patel - Attending full council meeting and Community Services Committee meeting.

c) Meeting - Land North of Chelsham Road - 10th January 2024

It was noted that Welbeck Land had asked to give a presentation to Warlingham and Chelsham & Farleigh parish councils about the development of the plots of land behind Alexandra Road, Alexandra Avenue and Chelsham Road. Cllr Pursehouse had been contacted by Welbeck Land who asked to meet him but he refused unless a TDC officer was present. He then suggested the meeting with the two parish councils. The purpose of this presentation appeared to be to gather information / feedback.

The key take aways from the presentation was that Welbeck Land is not a developer - should they be granted planning permission, the land will likely be sold on to a developer. The outline proposal is for 50 residential units plus a two-storey 72-bed C2 care home. Access would be via Chelsham Road. Approx. 40% of homes would be affordable. Welbeck Land has a promotional agreement to potentially develop Kennel Hall Farm in the future.

A public consultation is expected shortly. Welbeck Land will be launching a website in due course. Details of the PC presentation will be on the website.

9. Farleigh Common update

At the Community Services Committee on 16th January, TDC will be putting forward 5x proposals for a decision. Funds have been promised by Chelsham & Farleigh PC and Warlingham PC but until there has been a commitment from TDC and Merton College, there can be no agreement. Cllr Chambers will be representing C&FPC at the meeting to confirm its support for options 4 & 5.

10. Grit Bin - Chelsham Common

There have been lots of comments about the 'prominent' colour of the new grit bin and the location. The bin had been tipped over and all the grit split on to the grass. It has been moved further down towards the corner of the common.

0132/0124 Members agreed to relocate the bin to the corner and look into possibly painting it a more subtle colour. Cllr Fullerton-Batten to investigate.

11. SCC Rights of Way Improvement Plan

The Clerk had received an email from SCC. The CC is beginning a review of its Rights of Way Improvement Plan. Local views are being sought so that the document reflects local

priorities. Parish Councils have a separate link to complete the consultation. The questionnaire closes on 10th March.

0133/0124 Members agreed the Parish Council should submit a response. Cllr Fullerton-Batten agreed to do this on behalf of the council.

12. Land north of Chelsham Road, Warlingham, Surrey

The report from the meeting has been given in item 8c. This item is for the council to discuss possible ways forward, pending the submission and validation of an application for the site by the developers. It is expected that the proposal may change from that outlined at the presentation on 10th January.

The Chairman thanked all the members of the public who had attended this evening's meeting and assured them that all comments would be taken on board. She stated that once the application had been submitted and validated, the proposal would become clearer but the PC would support local residents. Any questions, concerns or information should be sent into the parish council.

It was suggested that Warlingham PC should be officially involved. If Welbeck Land hold a public meeting, everyone should attend.

Save Warlingham Green Belt proposed setting up a GoFund Me page to raise funds for leaflets.

The Chairman noted that there had been discussions by the PC last year about possibly employing the services of a planning consultant to assist with more complex planning issues in the parish. It may be useful to accelerate these plans as a consultant may be useful if and when this application is submitted.

It was further suggested that it may be useful to write to the charities which own some of the plots.

13. Date for APM

The date has been set for Monday 22nd April at 7pm. A guest speaker has been arranged. It was suggested that the police or the PCC could also be invited.

14. Parish Council land ownership

The Parish Council owns small parcels of land across the parish but does not appear to hold the titles for all of them. The Chairman suggested that the Parish Council asks a conveyancing solicitor for help in identifying and verifying all pieces of land and that easements etc are checked.

0134/0124 Members agreed £250 expenditure to begin the process of buying Land Registry documents.

15. Request for pole extension on gate at Three Fields for horse rider access

The Parish Council has received a request for a local horse rider to have a pole extension on the gate to save them having to dismount before being able to open the gate. Cllr Cairns said it may be that a new gate is needed. Perhaps a new gate would clearly demarcate the ownership of the land.

The Clerk would ask the Countryside Access Officer for advice.

16. Planning - to determine the Parish Council's position on Appendix A

TA/2023/1280 Land Known As Plots M and N, Church Lane, Chelsham, CR6 9PG

Installation of new vehicle crossover and erection of fence and gate.

This had been presented to the LPA before and refused. People have spent significant amounts of money buying plots along Church Lane with a view to developing those plots. It was agreed that this should be objected to in the strongest terms and Cllr Pursehouse would call it in to Committee if officers were minded to approve.

0135/0124 Comment: Chelsham and Farleigh Parish Council objects to this application to install a new vehicle crossover and erect a fence and gate into Holt Wood at the plots known as M and N in the wood.

The parish council draws the attention of the planning officer to its previous objection to a similar application on the same plots, TA/2022/1447, and also to its account of the long and troubled history surrounding this Ancient Woodland in TA/2020/1831, both of which are relevant.

In short, 18 small plots in the wood along the side of Church Lane were marketed and sold with a view to their possible development with housing. This was done despite the fact that Holt Wood is Ancient Woodland, with a Woodland TPO on it, is in the Green Belt AGLV and the plots concerned now have an Article 4 Direction on them.

Church Lane is an unlit rural lane amid characteristic fields and woodland which are part of the concentration of Chalk Down with Woodland found in our parish on the North Downs. Development here would be harmful to the wildlife in Holt Wood, would harm the character of the Green Belt area in which it sits, and would spoil the amenity of the wood and its surroundings to members of the public who enjoy the walks and rides of this countryside.

This application would have a detrimental impact on the wood, and seems designed to try to exploit the plots concerned for possible future development when the chances of this being permitted are at best remote. To allow such an application could encourage a series of similar applications on the other plots along this stretch of rural road, which would be extremely damaging. See Policy DP19 of the Tandridge Local Plan Part 2: Detailed Policies 2014; Policy CSP18 and CSP21 of the Tandridge District Core Strategy 2008 and the National Planning Policy Framework (2023).

The parish council will bring the application before the planning committee if the application is not denied. The parish council requests that the present application be denied.

17. Finance

Payment of invoices:

Samantha Head	Salary	£ 503.20
Jan Moore	Expenses	£ 41.39*
Jan Moore	Expenses	£ 37.50*
Neil Chambers	Expenses	£ 7.50*
HMRC	PAYE / NI	£ 343.40

*payments to be ratified

0136/0124 Members approved the payments. The invoices were checked and initialled by Cllr Moore.

18. Meetings to attend and correspondence

- Thanks to Elizabeth Gates gardener for restating the posts on Great Farleigh Green which had been knocked over.

19. Matters for reporting or inclusion in a Future Agenda

- Highview
- Farleigh Common
- Rubbish Clearance - Harrow Road ditch

Public Participation:

- A resident on Harrow Road says that there is significant flooding and questioned who owns the drainage ditch from the far end to Daniels Lane. Could something be done about this?
- A parishioner asked if the PC could push TDC to carry out some of the tasks they are responsible for e.g., road sweeping?

The meeting closed at 9.25pm

